

FACT SHEET



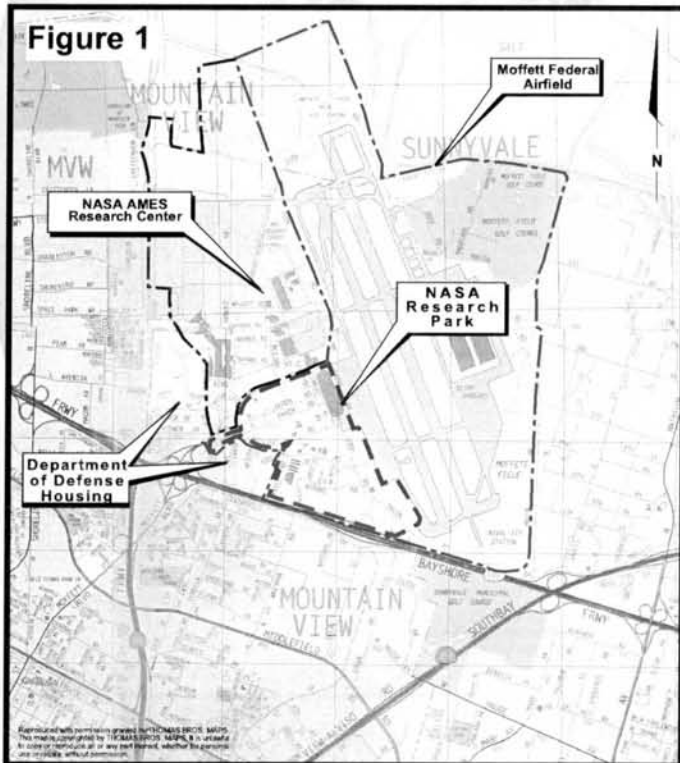
NASA Ames Development Plan

March 2001

NASA Ames Development Plan, Research Park – Parcel 5:

As part of the proposed Ames Development Plan, the National Aeronautics and Space Administration (NASA) proposes to convert 213 acres of property at Moffett Federal Airfield from their former federal use and utilize the space for redevelopment as a collaborative research and educational campus. The planned development is referred to as the NASA Research Park (NRP). It is located 35 miles south of San Francisco, 10 miles north of San Jose, and about 1 mile south of San Francisco Bay (Figure 1). The property is in the southern portion of Moffett Field; the NASA Ames Research Center Facilities are located to the north and west; U.S. Highway 101 bounds the NRP to the south; and the runways and hangars of the former Moffett Federal Airfield are located to the east.

The Environmental Baseline Survey, which describes the known existing environmental contamination, divides the NRP into 7 parcels (see Figure 2). Portions of Parcel 5 are available for immediate re-use and the remainder of this fact sheet focuses on this parcel. Parcel 5 is approximately 84 acres and is located in the south and southwest portions of the NASA Research Park. The parcel is designated for reuse as a collaborative research and educational campus. The majority of the buildings on Parcel 5 were constructed between the mid-1940s and the mid-1980s. No buildings are identified on the National Register of Historic Places. The previous uses of the buildings were varied and included recreation, barracks, retail, and training. The majority of the buildings are currently used by NASA for office and training space, motor pool operations, storage, retail, and recreation, or are vacant.



The property was originally commissioned by the U.S. Navy in 1933 to serve as a base for the military's West Coast dirigibles' lighter-than-air program. The base was used continuously by the military until its transfer from the Navy to NASA in July 1994. The U.S. Navy is responsible for planning and implementing actions to clean up contamination that resulted from Navy operations at the facility. In addition, a regional groundwater plume extends beneath the majority of the NRP; the responsible parties are in the process of cleaning up this groundwater contamination. (See below for a detailed discussion on the Environmental Cleanup).

Environmental Cleanup Status and Other Issues:

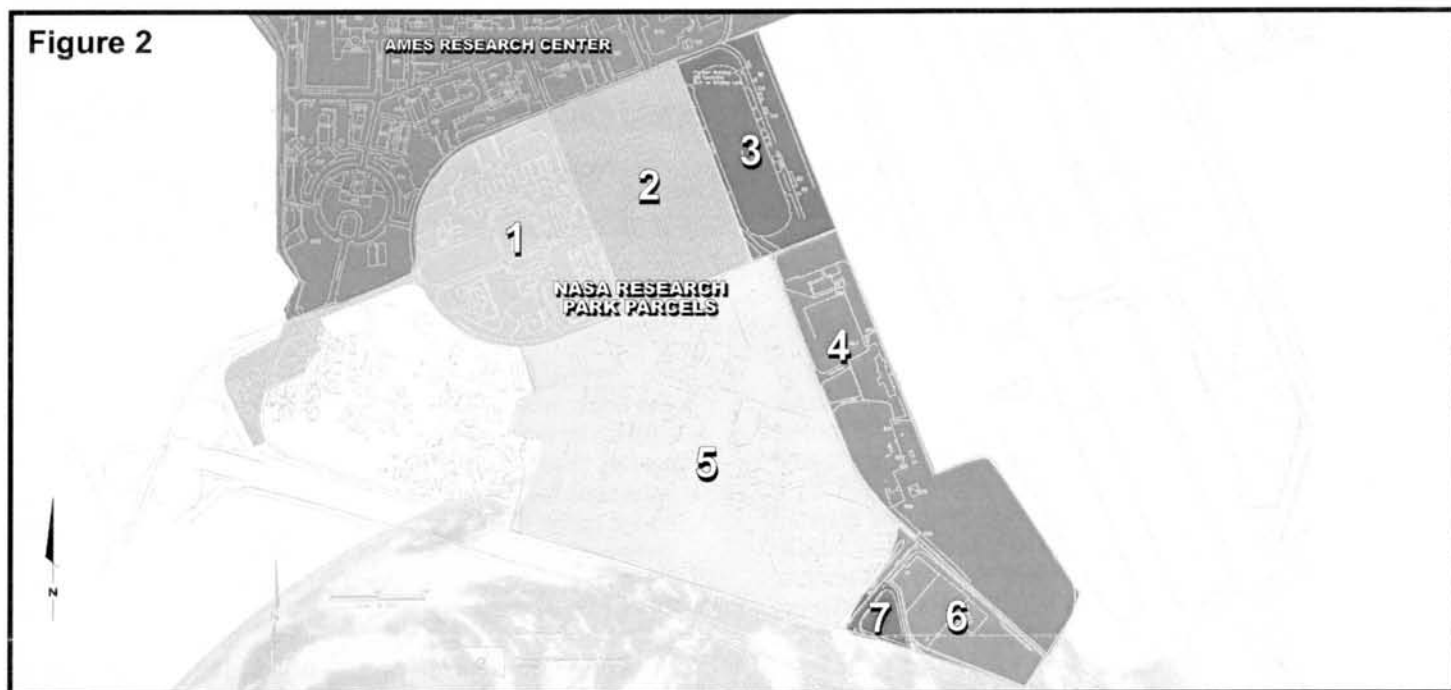
Under its Installation Restoration Program (IRP), the Navy identified and investigated several locations for the presence of chemical contamination related to site use. In addition, the Navy also investigated additional sites under its petroleum and station-wide sites programs. Five IRP sites are present in Parcel 5. In addition, the parcel is underlain by groundwater contamination consisting of the commingled Navy and the Middlefield-Ellis-Whisman (MEW) Superfund Site plumes. This commingled plume is often referred to as the West Side Aquifers or the Regional Plume North of U.S. Highway 101. These sites are shown on Figure 3 and discussed further below.

Site 10 - This site includes the Chase Park Area, which historically and currently contains playing fields and a running track. No contamination sources have been identified in the area.

Site 14 - Site 14-North is located near Building 88. Two tanks were investigated as part of this site – one contained fuel oil and the other contained solvents. Both tanks have been removed and the investigations did not identify any contamination related to these tanks. Site 14-South involved the investigation and remediation of soil and groundwater contamination associated with two removed USTs. Removal of additional contaminated soil is recommended (See discussion below).

Site 15 - In Parcel 5, Site 15 includes 3 sumps or oil/water separators. Investigations have been completed and no further action has been recommended for two of the sumps. Additional removal of contaminated soil is recommended for the remaining sump (See discussion below).

Figure 2



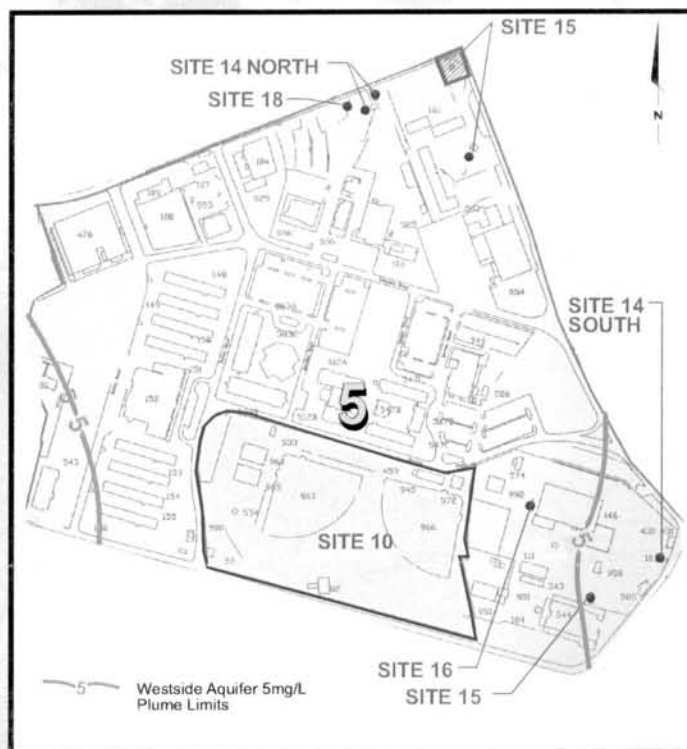
Site 16 - Site 16 was a public works steam-cleaning sump. The Navy reached a no further action decision for the site; however, NASA recommends removal of additional potentially contaminated material (See discussion below).

Site 18 - Site 18 includes the sump and floor drains associated with the former dry cleaner. Investigation and remedial action of VOC impacted soil was conducted and no further contamination remains in the soil.

Westside Aquifers - As mentioned above, groundwater contamination beneath the NRP consists of the commingled MFA and MEW plumes. The remedial investigation work completed for MFA by the Navy identified several source areas for groundwater contamination. The source areas in Parcel 5 are discussed above. The MEW Superfund Site is a 0.5 square-mile area located south of U.S. Highway 101 where manufacturing activities resulted in groundwater contamination. Because the aquifers on the western side of Moffett Field were being impacted by the MEW plume, the federal government adopted the MEW Record of Decision to govern the Navy's cleanup of the affected aquifers. Remedial investigations and feasibility studies were conducted for both MFA and the MEW site between the late 1980s and the early 1990s. The contamination consists of volatile organic compounds (VOCs). Trichloroethene (TCE) is the most frequently detected. Concentrations of VOCs beneath Parcel 5 are generally above maximum contaminant levels (MCLs) set for the protection of drinking water. Both the Navy and MEW are conducting remedial action activities consisting of groundwater pumping and treatment. The VOCs are being cleaned up to MCLs. The plume is being monitored for environmental contamination; water-levels are measured on a quarterly basis, and the Navy and the MEW companies conduct groundwater sampling. Seventy-five groundwater monitoring wells and eight extraction wells lie on Parcel 5.

Volatilization of the VOCs in the groundwater may constrain residential development, and will require that any construction work involving soil or groundwater disturbance be performed by appropriately trained workers in accordance with an approved health and safety Plan. NASA is currently conducting a Human

Figure 3



Health Risk Assessment to evaluate the potential risk to workers, students, visitors, and other potential users of the NRP. Numerous underground storage tanks (USTs), aboveground storage tanks (ASTs), oil/water separators, or sumps have been or are currently present on Parcel 5. The majority of the tanks were removed and investigated as part of the IRP site investigations (discussed above). Nine USTs, a waste oil sump, and 10 ASTs were associated with the Navy Exchange Service Station (NEX) site.

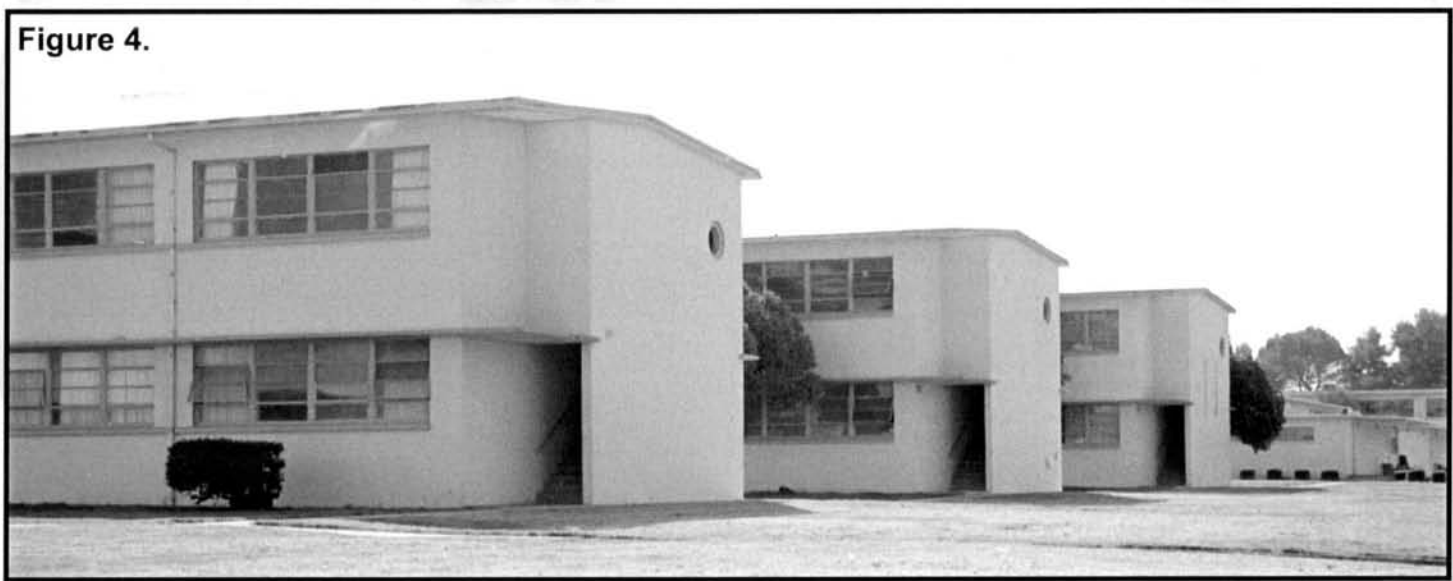
All of the NEX USTs and the sump were removed between 1990 and 1994. The investigations and remediations have been completed and a no further action designation is anticipated for the site.

Lead-based paint (LBP) and asbestos-containing materials have been identified or are suspected in the majority of buildings located in Parcel 5. In addition LRP has been identified in the soil adjacent to two of the buildings. Several buildings contain transformers or capacitors with PCBs.

NASA is committed to enhancing the community through this redevelopment while protecting the health of the site occupants and the environment. As such, NASA has prepared an Environmental Baseline Survey (EBS) to summarize the known environmental condition of Parcel 5 and to evaluate the potential constraints the existing conditions may impose on future use. In addition, NASA is preparing closure plans including visual surveys, historic records, photographs and site investigations and documentaion of any hazardous materials or wates that are present in buildings in Parcel 5. In addition, the Closure Plan outlines procedures to protect or properly abandon existing monitoring wells, and identifies areas where existing soil contamination must be removed.

To ensure that the development does not interfere with the site remediation, and that the site contamination will not adversely affect the construction workers or new occupants, NASA is preparing an Environmental Issues Management Plan, which will include procedures that have been approved by the US EPA, Region 9, and the California Regional Water Quality Control Board, San Francisco Bay Region.

Shown below are some of the existing military housing proposed for replacement



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The Environmental Baseline Survey for Parcel 5 is available for review at the City of Mountain View and the Sunnyvale Libraries.

City of Mountain View Public Library Reference Desk
585 Franklin Street, Mountain View, California
(650) 903-6887

Day	Hours
Monday - Thursday	10 am - 9 pm
Friday - Saturday	10 am - 6 pm
Sunday	1 pm - 5 pm

Sunnyvale Public Library Reference Desk
665 West Olive Avenue, Sunnyvale, California
(408) 730-7300

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